

P&D Builders - Job # 1391



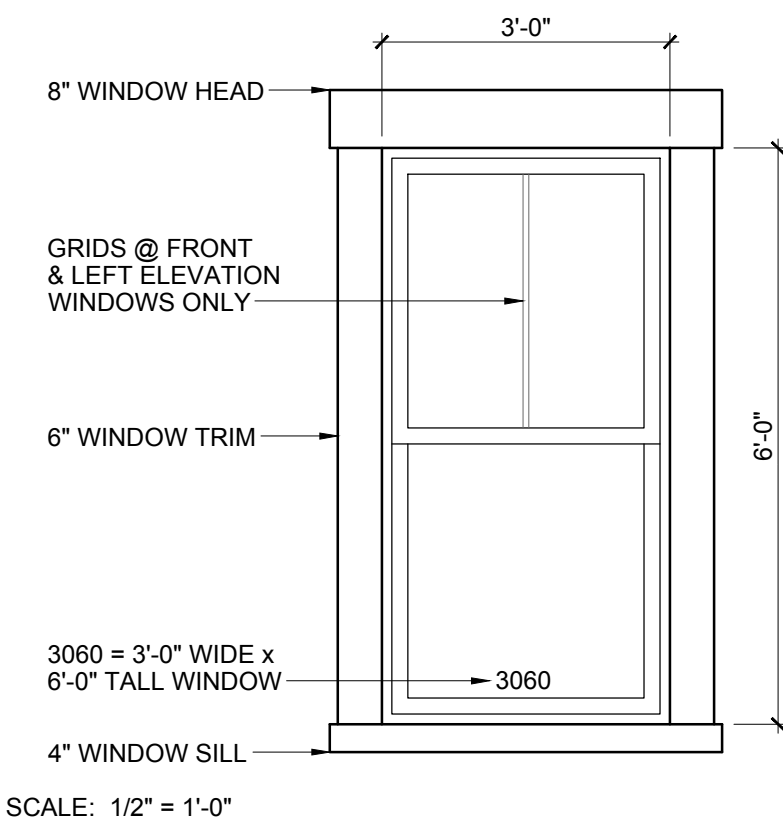
2 REAR ELEVATION



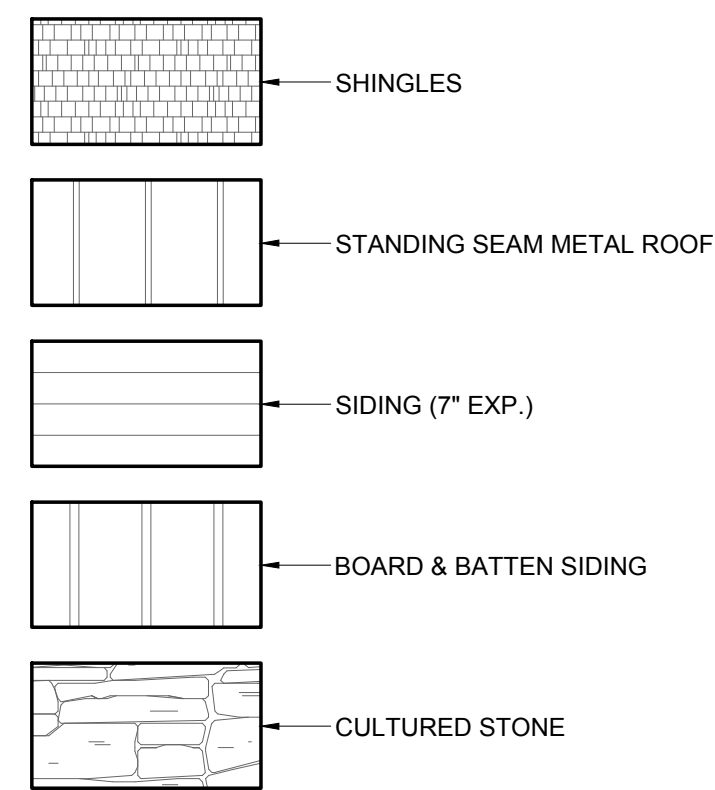
D.H. WINDOWS @ FRONT & SIDE ELEVATIONS, CASEMENT WINDOWS @ REAR ELEVATION, TYP. U.N.O.

1 FRONT ELEVATION

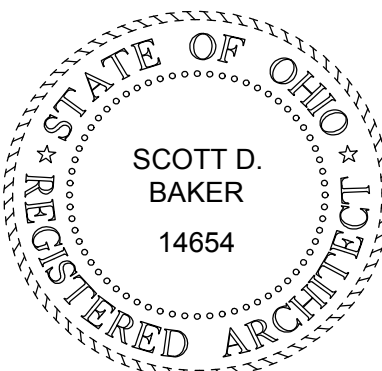
WINDOW TRIM DETAIL



ELEVATION MATERIAL LEGEND



#	DATE	ISSUED WITH: CHANGE DESCRIPTION



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-1
DATE: 12.27.2019
CONSTRUCTION DOCUMENTS
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2021
SBA STUDIOS PROJECT # 2019-373

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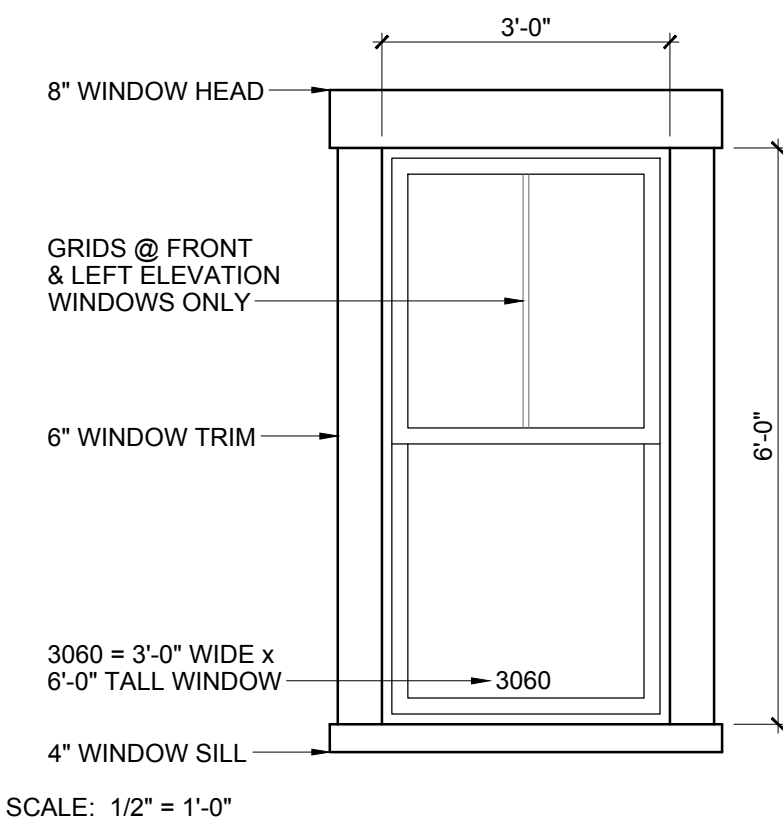


2 LEFT ELEVATION

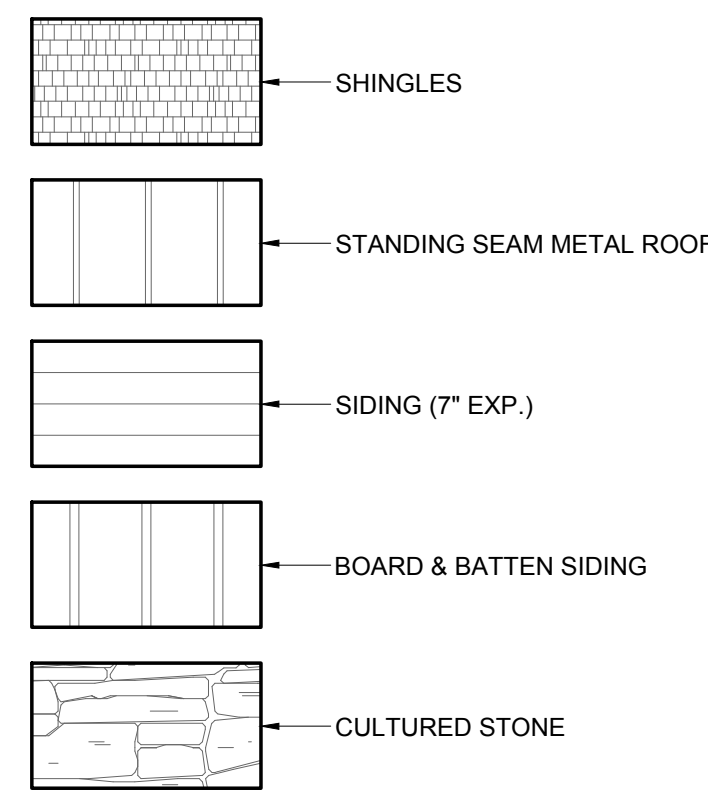


1 RIGHT ELEVATION

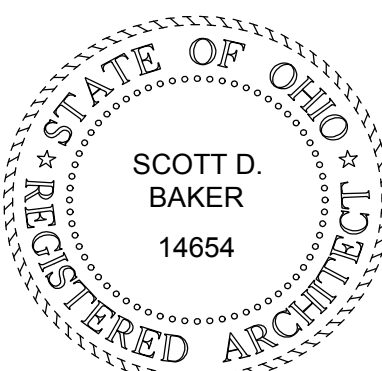
WINDOW TRIM DETAIL



ELEVATION MATERIAL LEGEND



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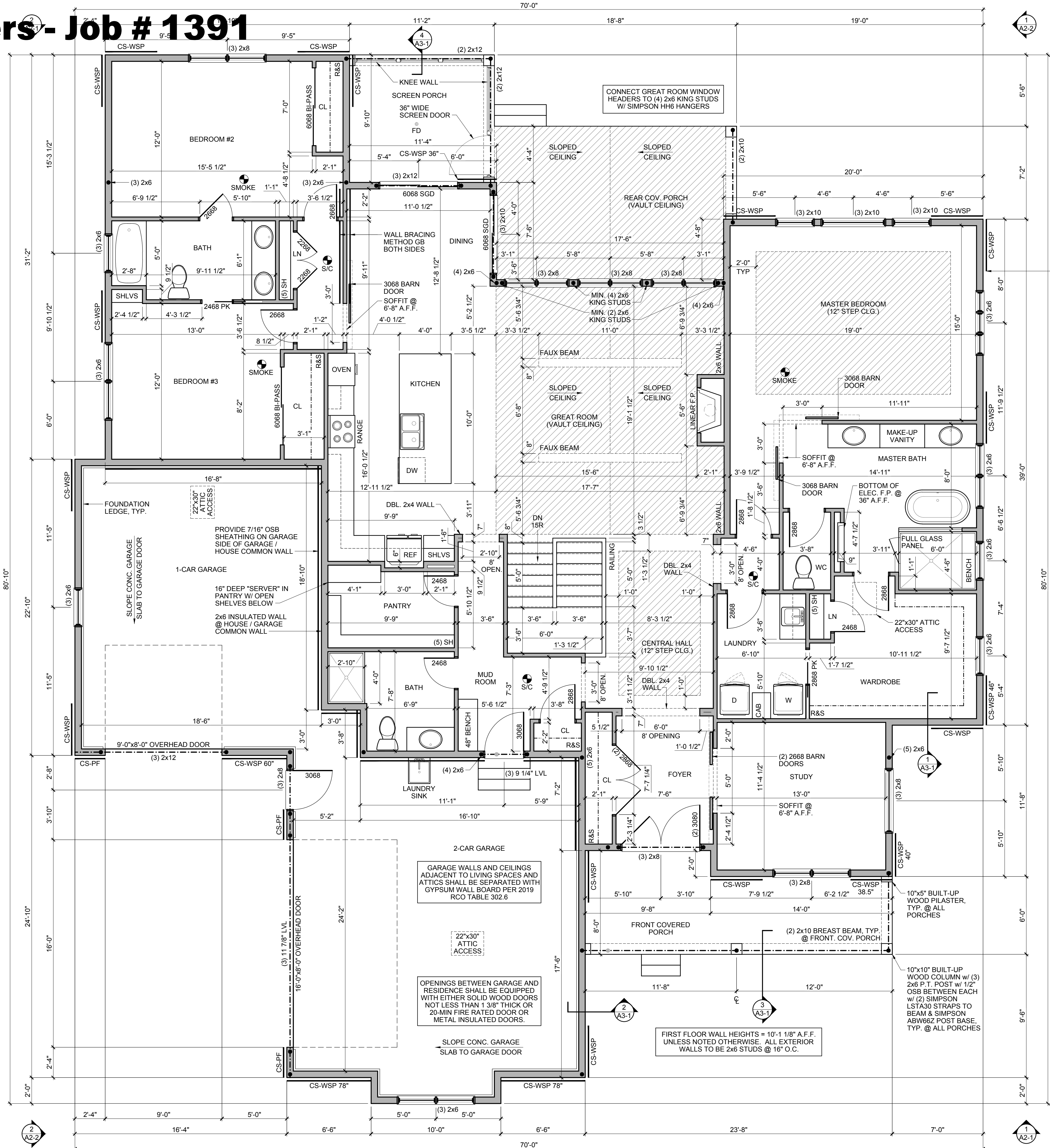


SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-2
DATE: 12.27.2019
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SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2021
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**P&D**  
BUILDERS  
EST. 1962



Y	N	OPTIONS / EXTRAS
		GARAGE SERVICE DOOR
		GARAGE LAUNDRY SINK
		PANTRY SERVER
		MUD ROOM BENCH
		LAUNDRY SINK
		LAUNDRY CABINETS

CS-WSP BRACING  
48" LONG TYP., U.N.O.

LVL SHEETS TO BE PROVIDED  
AT FRAMING INSPECTION.

BLOCK ALL BEARING POINTS  
TO BEAM OR FOUNDATION.

INSTALL PRE-FAB FIREPLACES  
PER MFR.'S RECOMMENDATION  
CONTRACTOR TO PROVIDE  
MFR. SPEC SHEETS AT  
INSPECTION

ALL VERTICAL AND HORIZONTAL  
JOINTS IN THE EXTERIOR WALL  
SHEATHING ARE TO FALL ON A  
STUD, PLATE, BAND BOARD OR  
2x BLOCKING

FIRE STOPPING SHALL BE PROVIDED TO CUT  
OFF ALL CONCEALED DRAFT OPENINGS  
(VERTICAL AND HORIZONTAL) AND TO FORM  
AN EFFECTIVE FIRE BARRIER BETWEEN  
STORIES AND BETWEEN STORIES AND ROOF.

SMOKE DETECTORS SHALL BE INSTALLED  
INSIDE EACH BEDROOM, OUTSIDE EACH  
SEPARATE SLEEPING AREA IN THE IMMEDIATE  
VICINITY OF THE BEDROOMS AND ON EACH  
FLOOR, INCLUDING THE BASEMENT. THE  
SMOKE DETECTORS SHALL BE HARDWIRED  
WITH BATTERY BACKUP AND CONNECTED  
TOGETHER. ALL SMOKE ALARMS TO USE  
IONIZATION AND PHOTOELECTRIC  
TECHNOLOGY ON ALL LEVELS. SMOKE  
ALARMS OUTSIDE OF BEDROOMS TO USE  
PHOTOELECTRIC TECHNOLOGY

EXTERIOR BRACED WALL PANEL:  
CONTINUOUS SHEATHING, MINIMUM 7/16"  
OSB OR PLYWOOD PER CODE:

- METHOD CS-WSP PER RCO 2019 TABLE 602.10.4 - ATTACHED PER TABLE 602.3(3)
- RCO 2019 TABLE 602.10.1.3: BRACED WALL LINE SPACING 60 FT MAX WITH 3:1 DIAPHRAGM WIDTH TO DEPTH RATIO
- RCO 2019 SECTION 602.4.2: CONTINUOUS SHEATHING
- TABLE 602.10.5: MIN. PANEL LENGTHS

## FLOOR PLAN NOTES

- ALL DOORS SHALL BE 6" FROM ADJACENT WALL OR CENTERED IN WALL UNLESS NOTED OTHERWISE.
- ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. ALL DIMENSIONS TO OUTSIDE FACE OF EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING. ALL DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
- ALL BEDROOM WINDOWS SHALL MEET CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS ON GRADE FLOOR SHALL BE A MINIMUM OF 5.0 SQUARE FEET. EGRESS CLEAR OPENINGS ON ALL OTHER FLOORS SHALL BE A MINIMUM OF 5.7 SQUARE FEET.
- EGRESS WINDOWS TO HAVE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
- ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING FOR JUSTIFICATION AND / OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
- CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- ALL WOOD IN LOCATIONS SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED (CCA) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. THIS INCLUDES, BUT NOT LIMITED TO, ALL EXTERIOR DECKS, SILLS AND SLEEPERS ON CONCRETE, MASONRY, OR IN DIRECT CONTACT WITH THE GROUND.

## STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
- DIRECTION OF SPAN
- EXTENTS OF STRUCTURE
- SOLID BLOCKING
- STEEL BEAM (SEE PLAN FOR SIZE)
- HEADER / BEAM (SEE PLAN FOR SIZE)
- GIRDER TRUSS (SEE TRUSS MANF DWGS)
- STEEL COLUMN (SEE PLAN FOR SIZE)
- POINT LOAD LOCATION
- POINT LOAD FROM ABOVE

SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

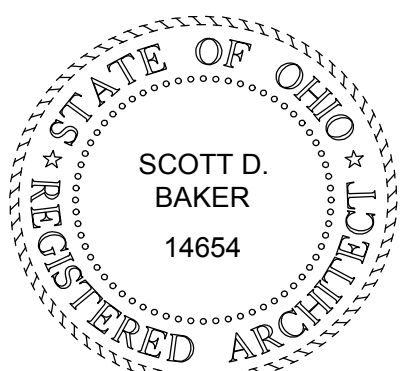
ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED, (F) = FLUSH

ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION



**SBA**  
STUDIOS  
ARCHITECTURAL DESIGN  
614.562.7761 WWW.SBA-STUDIOS.COM



SCALE: 1/4" = 1'-0"

SHEET # / DESCRIPTION

**FIRST FLOOR PLAN**

**A1-1**

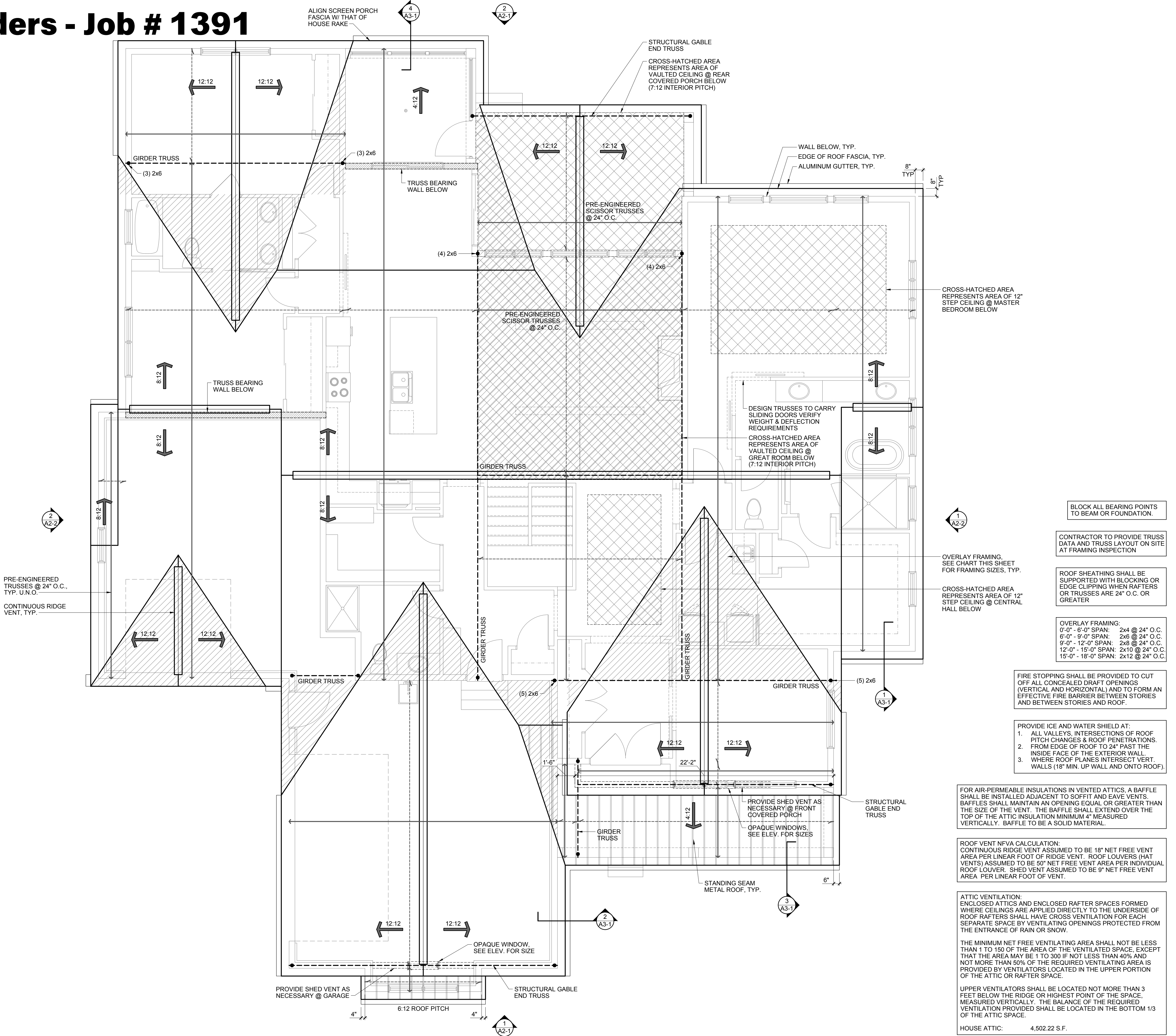
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## ROOF PLAN NOTES

- CONTRACTOR TO DETERMINE NUMBER, SIZE AND LOCATION OF DOWNSPOUTS PER CODE FOR PROPER ROOF DRAINAGE.
- FALSE CHIMNEYS, DORMERS, CUPOLAS AND OTHER SIMILAR FEATURES SHOULD NOT BE FRAMED AS A BOX ON THE ROOF. THE BOX SHOULD BE FRAMED DOWN INTO THE ROOF TO THE CEILING LEVEL AND STRUCTURALLY TIED INTO THE ADJACENT RAFTERS AND CEILING JOISTS, OR TRUSSES. THE EXTERIOR SHEATHING SHALL EXTEND DOWN TO THIS LEVEL OTHER THAN WHERE A METAL FLU NEEDS TO GO THROUGH FROM A FIREBOX.
- PROVIDE MINIMUM 22"x30" ATTIC ACCESS OPENING INTO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. PROVIDE MINIMUM 22"x30" ATTIC OPENING INTO OVERLAY FRAMED ROOF AREAS. ATTIC ACCESS OPENINGS FROM CONDITIONED SPACES TO BE GASKETED.
- ROOFS TO HAVE A 8" OVERHANG FROM OUTSIDE FACE OF EXTERIOR SHEATHING TO OUTSIDE FACE OF FASCIA, U.N.O.

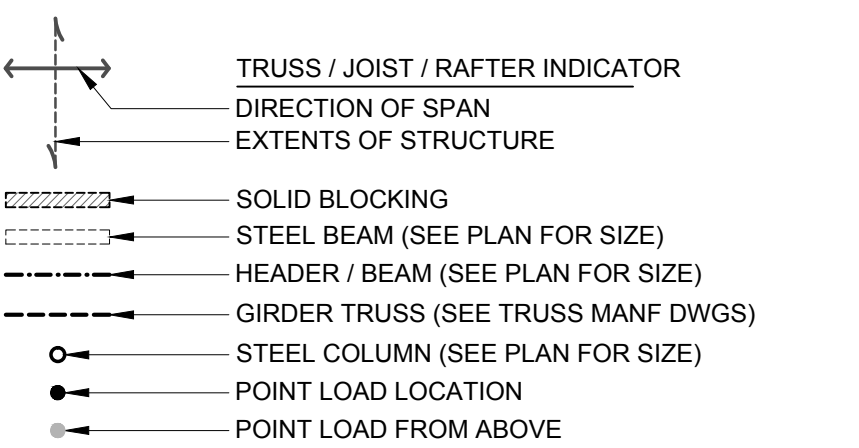
## TRUSS NOTES

- TRUSS PROFILES (SEE ELEVATIONS) ARE FOR TRUSS MANUFACTURER'S REFERENCE ONLY. TRUSS MANUFACTURER TO VERIFY ALL TRUSS SIZES AND DIMENSIONS ARE CORRECT PER THE CONSTRUCTION DOCUMENTS.
- FINAL TRUSS LAYOUT AND DESIGN ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. VERIFY INTERIOR SLOPES OF SCISSOR TRUSSES AND HEIGHTS OF TRAY CEILINGS W/ BUILDER / OWNER PRIOR TO FABRICATION. IF TRUSS DESIGN DIFFERS FROM THESE DOCUMENTS IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT.
- TRUSS MANUFACTURER TO ENSURE TRUSSES ARE DESIGNED SUCH THAT ALL FASCIA ALIGN PER EXTERIOR ELEVATIONS.

## RAFTER NOTES

- ALL RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE RAFTERS ARE NOT PARALLEL, RAFTERS SHALL BE TIED WITH A RAFTER TIE WHICH SHALL BE LOCATED AS NEAR TO THE PLATE AS PRACTICAL. RAFTER TIES SHALL NOT BE SPACED MORE THAN 48" O.C.
- RAFTERS SHALL BE FRAMED TO RIDGE BOARD, OR TO EACH OTHER, WITH GUSSET PLATES AS A TIE.
- RIDGE BOARDS SHALL BE AT LEAST 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHEN THE CUT END OF THE RAFTER EXCEEDS 1 1/4" THE RIDGE BOARD SHALL BE CONSTRUCTED OF A SOLID 2x12 WITH AN ADDITIONAL 2x FURRED TO THE BOTTOM EDGE OF THE 2x12.
- VALLEY AND HIP RAFTERS SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
- HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A SUPPORTING PARTITION WALL, OR BE DESIGNED TO CARRY / DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.

## STRUCTURAL LEGEND



SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED, (F) = FLUSH

ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

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14654

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SHEET # / DESCRIPTION

ROOF PLAN

**A1-2**

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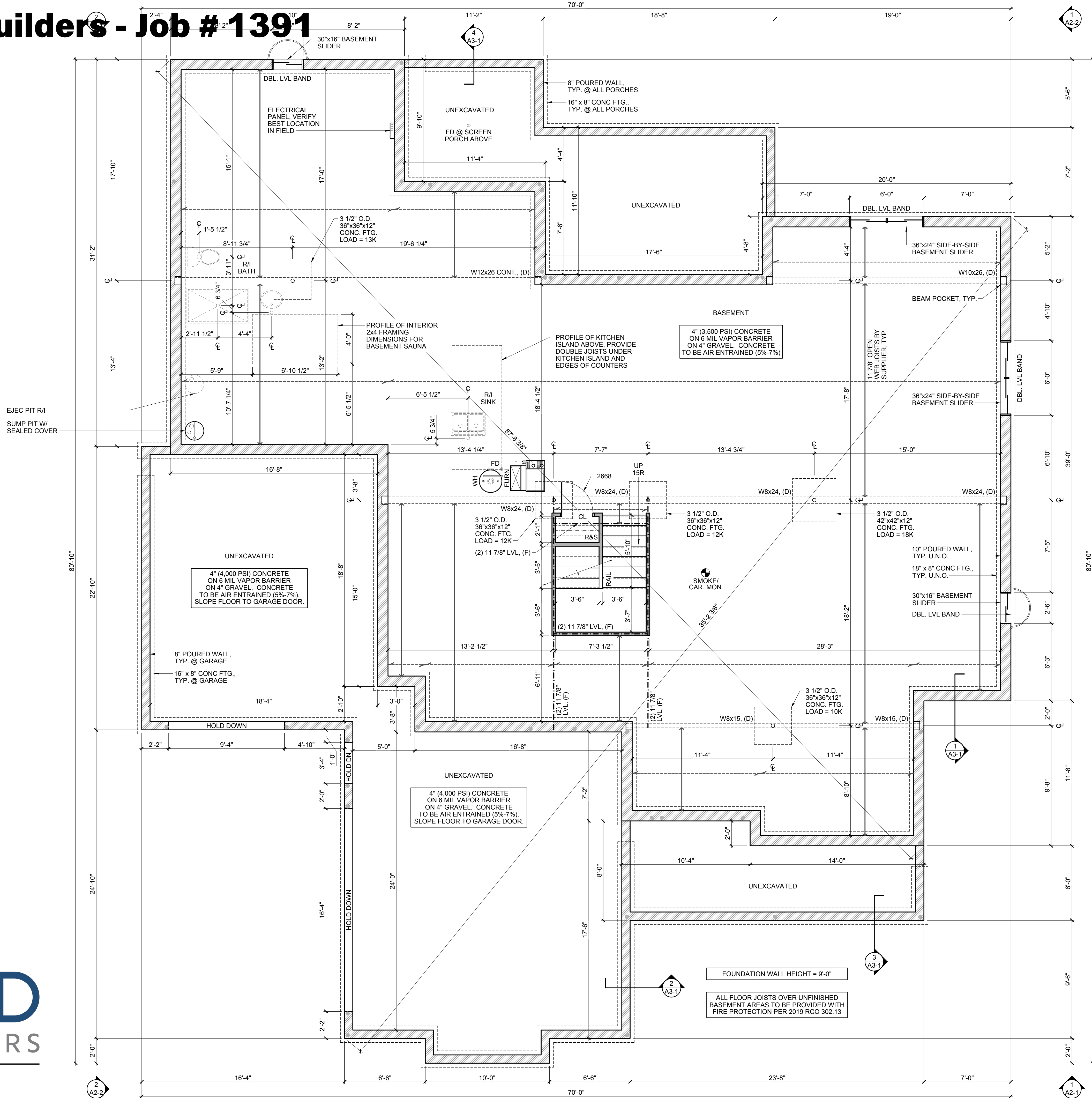
CONSTRUCTION DOCUMENTS

SCOTT D. BAKER, LICENSE #14654  
EXPIRATION DATE 12/31/2021

SBA STUDIOS PROJECT # 2019-373



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Y	N	OPTIONS / EXTRAS
		FINISHED BASEMENT
		BASEMENT SAUNA

FOUNDATION WALL  
ENGINEERING &  
REINFORCEMENT PER  
SHEPHERD EXCAVATING

PROVIDE PASSIVE RADON  
CONTROL SYSTEM AS REQ'D

BLOCK ALL BEARING POINTS  
TO BEAM OR FOUNDATION.

LVL SHEETS TO BE PROVIDED  
AT FRAMING INSPECTION.

VERIFY ALL R.I. PLUMBING  
DIMENSIONS WITH ACTUAL  
FIXTURES SELECTED. ALL  
DIMENSIONS ARE TO ASSUMED  
CENTERLINE OF DRAIN

FOOTER REINFORCING SCHED  
(3" CLEAR FROM BOTTOM)  
24"x24"x12" = NONE REQUIRED  
30"x30"x12" = (3) #5 E.W.  
36"x36"x12" = (3) #5 E.W.  
42"x42"x12" = (4) #5 E.W.  
48"x48"x12" = (4) #5 E.W.  
54"x54"x12" = (5) #5 E.W.  
60"x60"x12" = (6) #5 E.W.

NOTE: FOR UNDERSIDE OF STAIR STORAGE,  
PROVIDE FIRE-STOPPING AT TOP AND  
BOTTOM OF STAIR STRINGER AND  
COMPLETELY DRYWALL THE UNDERSIDE  
WITH TYPE-X GYPSUM WALL BOARD.

FIRE STOPPING SHALL BE PROVIDED TO CUT  
OFF ALL CONCEALED DRAFT OPENINGS  
(VERTICAL AND HORIZONTAL) AND TO FORM  
AN EFFECTIVE FIRE BARRIER BETWEEN  
STORIES AND BETWEEN STORIES AND ROOF.

SMOKE DETECTORS SHALL BE INSTALLED  
INSIDE EACH BEDROOM, OUTSIDE EACH  
SEPARATE SLEEPING AREA IN THE IMMEDIATE  
VICINITY OF THE BEDROOMS AND ON EACH  
FLOOR, INCLUDING THE BASEMENT. THE  
SMOKE DETECTORS SHALL BE HARDWIRED  
WITH BATTERY BACKUP AND CONNECTED  
TOGETHER. ALL SMOKE ALARMS TO USE  
IONIZATION AND PHOTOELECTRIC  
TECHNOLOGY ON ALL LEVELS. SMOKE  
ALARMS OUTSIDE OF BEDROOMS TO USE  
PHOTOELECTRIC TECHNOLOGY

BEAM CONNECTIONS AT OPEN POCKETS IN  
FOUNDATION, BEAM CONNECTIONS TO COLUMNS, AND  
COLUMN CONNECTIONS TO FOUNDATIONS SHALL  
COMPLY WITH 2019 RCO SECTIONS 502.6.3 AND 502.9.1  
MINIMUM UNLESS MORE STRICT PROVISIONS ARE  
SPECIFIED

MOST CHEMICALS USED TO PRESSURE TREAT LUMBER  
HAVE BEEN FOUND TO BE INCOMPATIBLE WITH  
STANDARD GALVANIZED CONNECTORS, BOLTS AND  
SCREWS, AS WELL AS MANY PNEUMATIC NAIL  
PRODUCTS. WHEN SELECTING FASTENERS AND/OR  
CONNECTORS TO USE WITH TREATED LUMBER, CHECK  
FOR CORROSIVE COMPATIBILITY ISSUES. WHEN USING  
STAINLESS STEEL OR G-185 HOT DIPPED GALVANIZED  
METAL PRODUCTS, THE CONNECTORS AND  
FASTENERS MUST BE MADE OF THE SAME MATERIAL.

## FOUNDATION NOTES

- ALL 8" FOUNDATION WALLS SHALL HAVE A MINIMUM 16" x 8" CONTINUOUS POURED CONCRETE FOOTING, SEE WALL SECTIONS
- CONTRACTOR TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION
- CEILING HEIGHTS IN BASEMENTS WITH HABITABLE SPACES OR HALLWAYS SHALL NOT BE LESS THAN 7'-0" CLEAR, EXCEPT UNDER BEAMS, DUCTS OR OTHER OBSTRUCTIONS WHERE THE CLEAR HEIGHT SHALL BE 6'-4" MINIMUM
- ALL PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE 8" MINIMUM BEARING AT EACH END.
- REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION.

## STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
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- EXTENTS OF STRUCTURE
- SOLID BLOCKING
- STEEL BEAM (SEE PLAN FOR SIZE)
- HEADER / BEAM (SEE PLAN FOR SIZE)
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- STEEL COLUMN (SEE PLAN FOR SIZE)
- POINT LOAD LOCATION
- POINT LOAD FROM ABOVE

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ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

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SCOTT D. BAKER  
14654

SCALE: 1/4" = 1'-0"

SHEET # / DESCRIPTION

BASEMENT PLAN

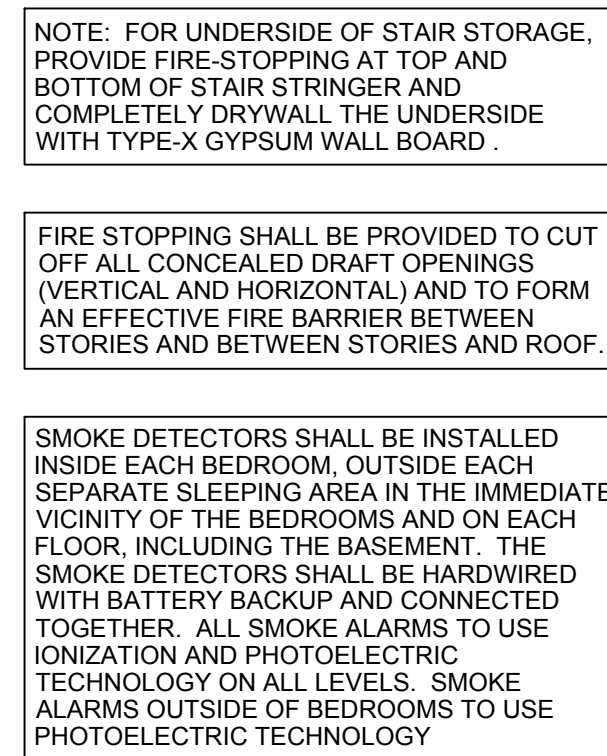
**A1-0**

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CONSTRUCTION DOCUMENTS

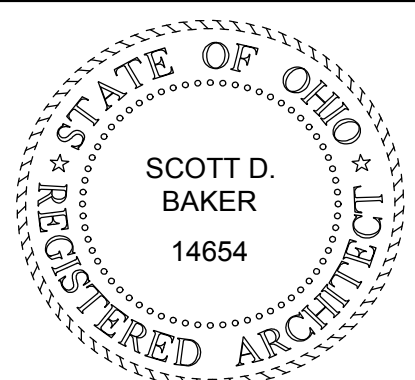
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1. ALL DOORS SHALL BE 6" FROM ADJACENT WALL OR CENTERED IN WALL UNLESS NOTED OTHERWISE.
2. ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. ALL DIMENSIONS TO OUTSIDE FACE OF EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING. ALL DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
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5. EGRESS WINDOWS TO HAVE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
6. ALL ANGLED WALLS ARE 45 DEGREES U.O.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING FOR JUSTIFICATION AND / OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
9. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
10. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
11. ALL WOOD IN CONTACT SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED (CCA) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. THIS INCLUDES, BUT NOT LIMITED TO, ALL EXTERIOR DECKS, SILLS AND SLEEPERS ON CONCRETE, MASONRY, OR IN DIRECT CONTACT WITH THE GROUND.

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SCALE: 1/4" = 1'-0"
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FIN. BASEMENT PLAN
<b>A1-0a</b>
DATE: 12.27.2019
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2019-373